

Doing Business in Newton



AMANDA STOUT, AICP
SENIOR ECONOMIC DEVELOPMENT PLANNER
CITY OF NEWTON
MAY 9, 2013



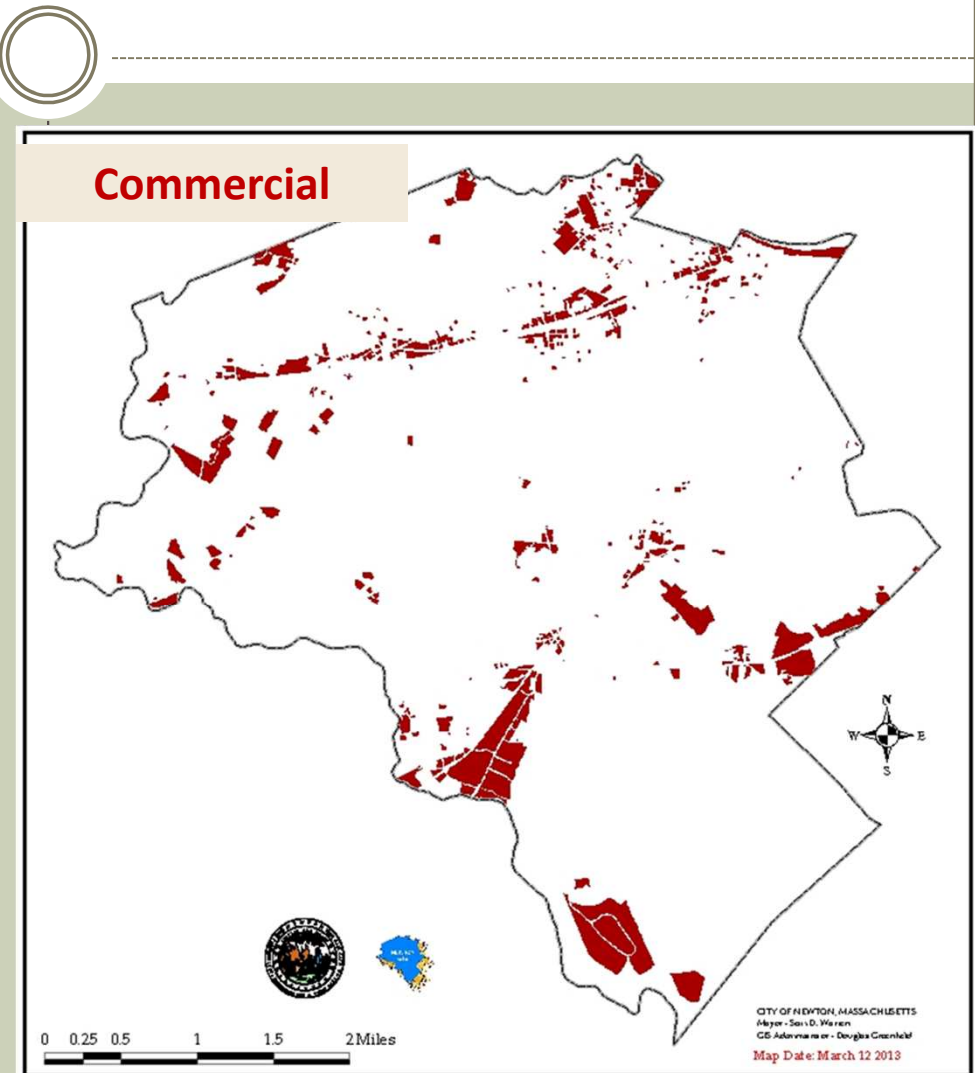
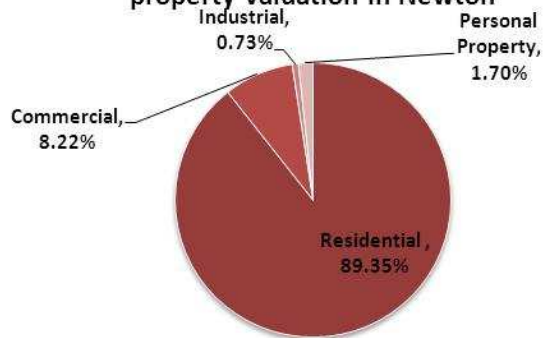
- Mayor Setti Warren is committed to ensuring that Newton is a business-friendly City!
- ...welcoming to new businesses
- ...encouraging to all businesses
- Mayor hosts regular business roundtables to hear from you



Commercial Tax Base

- 8% of Newton's property value from commercial tax base
- Businesses pay a higher tax rate than residents, with a lower fiscal impact
- Goal: thoughtful, strategic expansion of the commercial tax base to ensure future fiscal stability

For FY2013, commercial property is 8% of the property valuation in Newton



Newton Small Business Center



- To help existing and prospective businesses to navigate the regulatory landscape and to identify the space, funds, and resources to grow and innovate in Newton
- Talk to us!
- Health/Licensing Dept. now located in City Hall

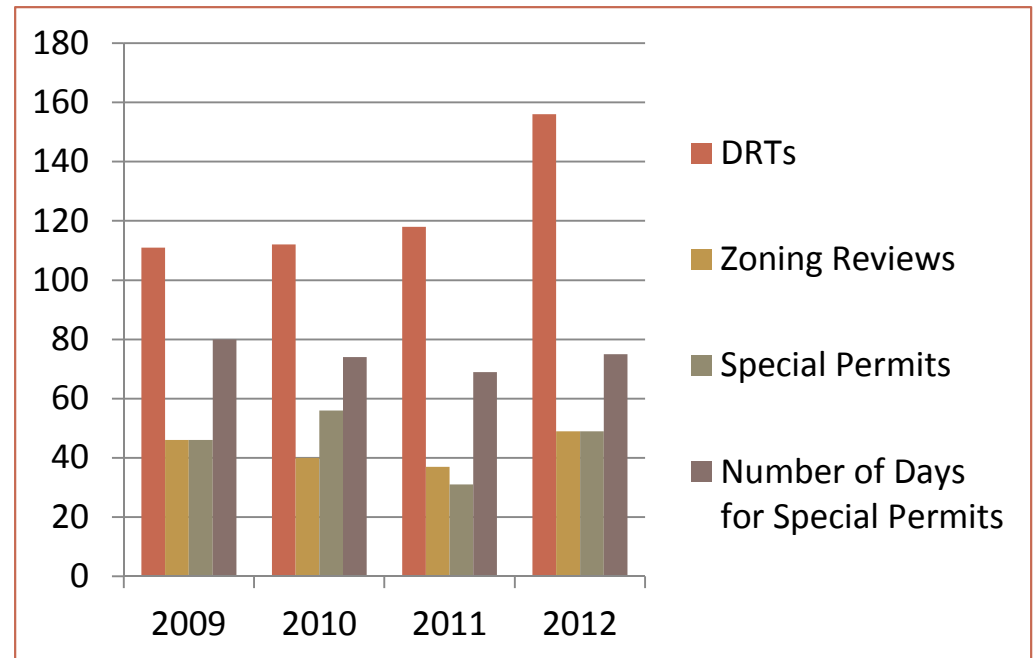


www.newtonma.gov/smallbusinesscenter

Small Business Center - *regulations*



- Development Review Team meetings
 - FY13: 156 meetings
- Zoning Reviews
- Special Permit process
 - FY13: 49 applications
- Advice on working with Fire Dept, Licensing, Clerk's Office, Inspectional Services Dept, Urban Design Commission



Small Business Center - *space*



- Commercial Real Estate Connection
- Partner with property owners, landlords, brokers

Village/Corridor	Address	Description	Contact	Details
Auburndale	450 Lexington St	1,191-2,220 SF office condo for sale, walk to Auburndale Commuter Rail, BU2 zone	Adam T. Meixner, Boston Realty Advisors, 617-850-9660	Website
Auburndale	132 Charles St	960 SF office space for rent, MAN zone	Betsy Davidow, CRG Commercial, 617-393-4200	
Four Corners	1152 Beacon St	4,410 SF retail/ restaurant/ medical space for rent, BU2 zone	Tom Godino, Godino & Company, 617-965-4200 x1	Website
Four Corners	1158 Beacon St	1,500 SF retail space for rent, BU2 zone	Fred Greene, CRG Commercial, 617-393-4200 x414	Website
Newton Centre	1229 - 1235 Centre Street	2,342 SF storefront for rent, right in Newton Centre village center, (former Tess & Carlos), BU1 zone	Lynne Cohen-Friedman, KeyPoint Partners, 781-418-6236	Listing Sheet
Newton Centre	1247 Centre Street	695 SF storefront for rent, right in Newton Centre village center, (former Wine & Spirits), BU1 zone	Lynne Cohen-Friedman, KeyPoint Partners, 781-418-6236	Listing Sheet
Newton Centre	1400 Centre Street (77 Paul Street)	1,170 SF Medical office space for rent, corner building with parking, BU2	Steven P Moskowitz, Heritage Corporation, 617-969-7800 x1	Website
Newton Corner	38 Crafts St	4,000 & 1,000+3,000 retail or office space for rent, MAN zone	Tim Coyle, Godino & Company, 617-965-4200 x2	Website
Newton Corner	221-227 Washington St	6,400 SF retail space for sale	Fred Greene, CRG Commercial, 617-393-4200 x414	Detail
Newton Corner	320 Washington St	5,905+945 Basement for rent (former Applebee's restaurant), BU1 zone	Tom Godino, Godino & Company, 617-965-4200 x1	Website

Small Business Center - *funds*



- CDBG Micro-enterprise loan program discontinued
- Massachusetts Small Business Development Center at UMass-Boston
- Bentley Microfinance Group
- Some of our best experts on small business financing are at our local banks
 - Small business lending experts
 - Experience with U.S. Small Business Administration Loans and Massachusetts programs
 - Help combine financing options to fit your needs



Small Business Center - *resources*



- Promote local economy, village vitality, and fiscal stability
- Outreach: Business inventory and email contact list
- State: MOBD and others
- Innovation: International Entrepreneurship Center



Economic Development Commission

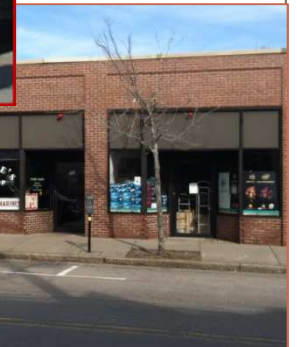


- Composed of 15 residents with expertise in various aspects of economic development
 - Appointed by Mayor – let us know if you're interested in serving
- Completed Economic Development Self-Assessment
- Marketing & Promotion
- Development Opportunities in Villages & Corridors
- Business Development



Community Engagement Team

- Inter-departmental group of City staff
- Working on-the-ground in villages
- Unique menus of short-term projects and special events that contribute to long-term goals of beautification, safety, and livability.
- Newtonville: banner competition, village day, visioning
- Nonantum: safety & accessibility, beautification
 - Façade Improvement Program coming soon
- Newton Centre: merchants' association



Economic Development Cluster



- Inter-departmental group of City staff
- Sidewalk Café Ordinance
 - Apply through Health Department, streamlined process
- Food Trucks
 - Policy under discussion with Programs and Services Committee



Women's Enterprise Initiative



- Program under the umbrella of City of Newton
- Three forums each year for 17 years, attract 50-80 attendees
- Provide opportunity for women to have a business plan critiqued by expert panel and serve as educational and networking event



Newton Needham Chamber of Commerce



- Newton values our close partnership with the Chamber!



Zoning Reform



- Phase 1
 - Code Studio
 - Reorganization begun
 - Public meetings
- Phase 2
 - Starts Fall 2013



Chapter 30. Zoning **ASSESSMENT MEMO** Newton, Massachusetts

March 25, 2013
Prepared by: Code Studio and Joel Russell

Major Projects



MAJOR PROJECTS	Concept	Citizen Input	Zoning/ Design	Reviews/Approvals	Construction
Chestnut Hill Square	X	X	X	X	X
Needham Street Reconstruction	X	X	X		
Austin Street Parking Lot Reuse	X	X	RFP Zoning		
Chestnut Hill Shopping Center	X	X	X	X	X
Riverside MBTA Station	X	X	X	X	
Cypress Street Parking Lot	X	X			